

Commercial

**Coonan**  
PROPERTY



**KILBELIN  
ABBAY**

ATHGARVAN RD • NEWBRIDGE

## **Kilbelin Abbey, Athgarvan Road, Newbridge, Co. Kildare - Creche Facility**

- Exceptional childcare opportunity well located just off the Athgarvan road out of Newbridge
- Close proximity to local schools and in an area of strong residential growth
- Single storey building extending to approx. 1,485 sq.ft. (138 sq.m.)
- Large outdoor play area to rear of building and surface car parking
- Exceptional childcare opportunity in a safe and vibrant family environment
- Completion expected Q2 2023

PSRA No. 003764 [coonan.com](http://coonan.com)

**Creche Facility  
Opportunity**  
approx. 1,485 sq.ft.  
(138 sq.m.)

**Guide Price:**  
**€320,000 (Exclusive)**

**Private Treaty**

# Location

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## Location

Just 12 kilometres from Naas and 53 kilometres from Dublin, Newbridge is situated in central Kildare, off the M7 Dublin-Limerick motorway. The town is a significant hub for business and industry in central and Kildare, and it has developed into a rapidly expanding, reasonably priced location within the greater Dublin area.

The creche is situated in new development known as Kilbelin Abbey, which has access to all amenities and is only a short distance from the town centre. It is under construction by Montane Developments Ltd., a company with a stellar record for producing high-quality homes and properties throughout Ireland.



# Description



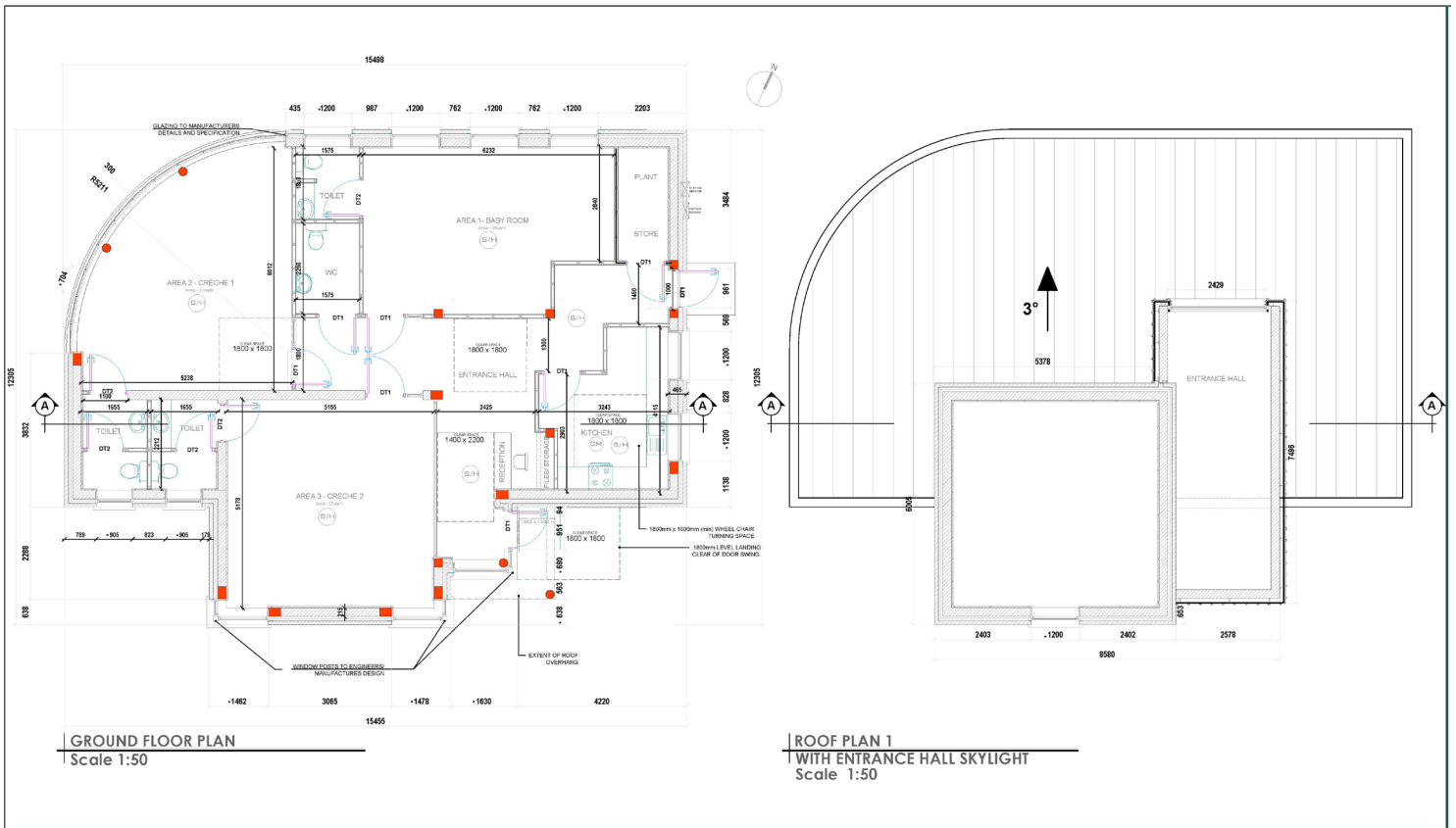
## Description

This building will comprise of a single storey creche extending to approx. 1,485 sq.ft. (138 sq.m.). This building will be located in the new development known as Kilbelin Abbey which is nearing completion.

All primary services will be provided to a point, and the space will be finished to a conventional developer's shell finish, ready for occupier fit out.

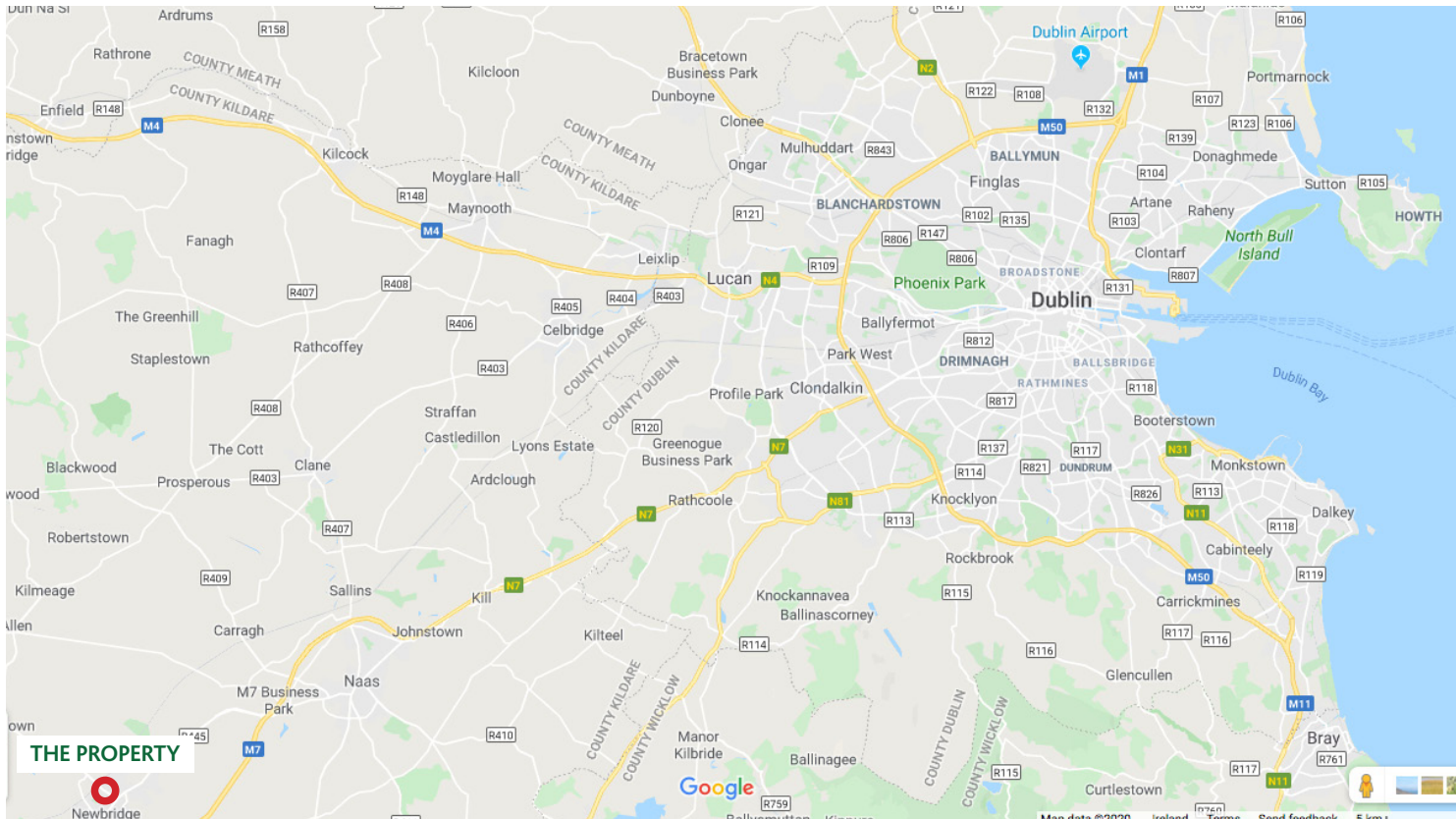
## Services

All mains services such as water, electricity, gas and drainage will be connected to the property.



# Directions

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## Directions

Eircode: W12 N128, references a property in the estate close to the creche.



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## Viewing

By prior appointment at any reasonable hour.

## BER

To be confirmed.

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